

# Ready to Retreat

## *Community-Organized Relocation After Hurricane Sandy*

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Bill Lyons/*Staten Island Advance*



# Staten Island Advance

## It is dangerous to live at Oakwood Beach


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By [Letters to the Editor](#) | [editor@siadvance.com](mailto:editor@siadvance.com)

on November 05, 2012 at 1:25 PM, updated November 05, 2012 at 1:27 PM

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By TINA SABELLA DOWNER  
OAKWOOD BEACH

My husband and I purchased our home in 1988 in Oakwood Beach.

Many residents are NYC employees; it is a blue collar, working class all owner-occupied neighborhood, and we take pride in where we live.

Though homes are small, they are well kept and some residents including myself loved it so much that we expanded instead of moving.



# 1992 nor'easter, Oakwood Beach





AFTER SANDY: THE RECOVERY

**FOX 5**

[myfoxny.com](http://myfoxny.com)

6:05 34°

**SOME HOMEOWNERS IN OAKWOOD  
BEACH, S.I. WANT A BUYOUT**

**AFTER  
SANDY**  
THE RECOVERY



Gov. Cuomo announces buyout plan:  
“There are some parcels that Mother Nature owns”



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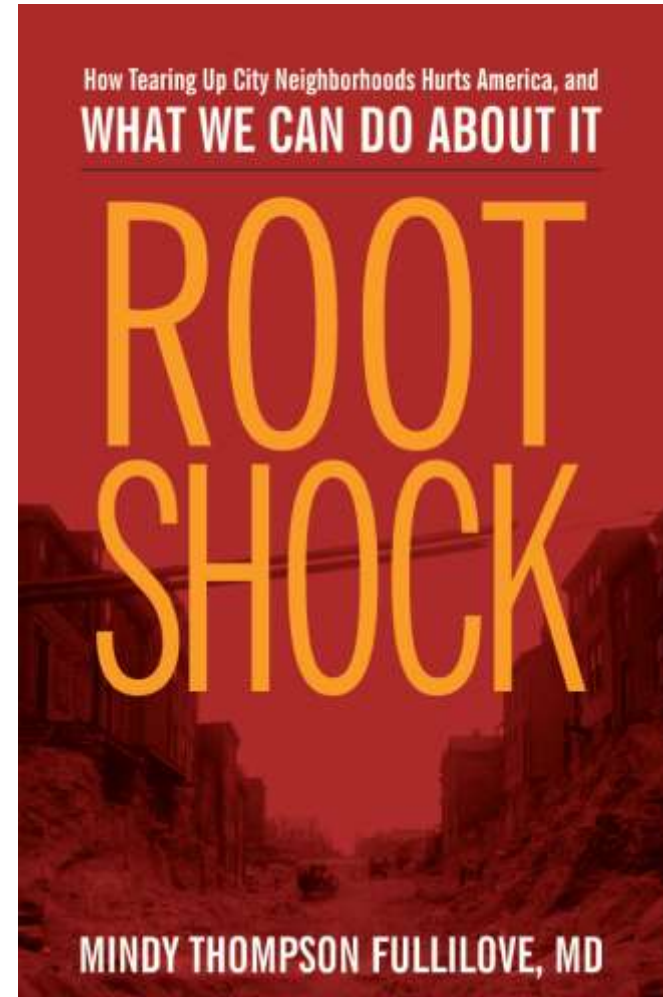
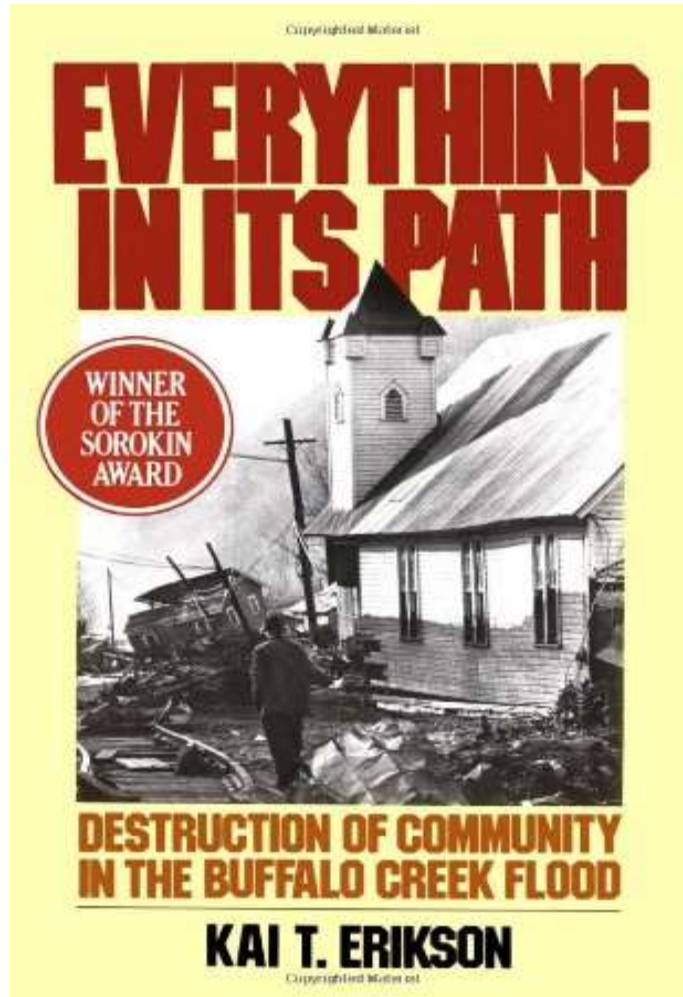
SPORTS

OPINION

## Homeowners in Flood Zones Opt to Rebuild, Not Move



# Sociology of forced relocation





# The Times-Picayune

34 CENTS 1000 years No. 300

WEDNESDAY, JANUARY 11, 2006

EAST JEFFERSON EDITION

## 4 MONTHS TO DECIDE

NAGIN PANEL SAYS HARDEST-HIT AREAS MUST PROVE VIABILITY

CITY'S FOOTPRINT MAY SHRINK; FULL BUYOUTS PROPOSED FOR THOSE FORCED TO MOVE

*New housing to be developed in vast swaths of New Orleans' higher ground*

### PLAN FOR THE FUTURE

The Bigg New Orleans Back Commission will unveil a sweeping \$17 billion plan today that calls for a vast reworking of the city's neighborhoods and housing patterns. But in the four-month period when the plan is laid out in 12 districts over which can build where, all renovation will be halted in the flooded zone.

- Areas where rebuilding allowed now
- Building restrictions until neighborhoods prove viability
- Approximate areas of expected to become parks and green space
- Areas to be redeveloped, some with new housing for relocated homeowners



Source: Bigg New Orleans Back Commission

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### Q&A

**Does this plan shrink the footprint of the city or allow rebuilding everywhere?**

The plan, if adopted, would not mandate which areas should be rebuilt and which should not. It simply starts a four-month process. First off, for those neighborhoods that suffered little or no internal damage, the plan has little impact on development. But for heavily damaged areas, it puts the onus on residents to show that enough people will return to make the neighborhoods sustainable. The plan calls for a four-month study period — during which there would be a moratorium on building permits — so that planners can hold neighborhood meetings and gather information on who plans to return. Those neighborhoods that prove sustainability would be allowed to rebuild, while those that do not would be subject to a buyout program designed to help residents relocate to areas offering greater safety from flooding, higher population density and better services.

**I live in an area that looks unlikely to be rebuilt, so it may be targeted to be park land. What's in store for me?**

If the neighborhood planning group recommends a park where your home is located, a buyout program would provide homeowners no less than 60 percent of their pre-Katrina equity — as long as proposed federal legislation sponsored by U.S. Rep. Richard Baker, R-East Baton Rouge, is adopted. The Nagin commission's plan further recommends that homeowners

By Frank D'Amico  
and Gordon Russell  
Staff writers

return on building permits in shattered areas covering most of the city while residents there must be paid when an area is

their neighborhoods. But ultimately, commissioners say, not every neighborhood will be sustainable, and those will have

NYC

# INSPECTED

LAWFUL OCCUPANCY PERMITTED

This structure has been inspected and found to be in compliance with the applicable provisions of the Building Code of the City of New York.

- ☒ Inspected Exterior Only
- ☒ Inspected Exterior and Interior

Report any unsafe conditions to the appropriate authority.

Inspected on: 10/10/11

Inspector: [Signature]

Date: 10/10/11

Facility Name and Address

2477 10th Ave

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# RESTRICTED USE

Caution: This structure has been inspected and found to be in compliance with the applicable provisions of the Building Code of the City of New York.

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# GET US OUTTA HERE!

Entire S.I. state backs out to buy out Sandy-ravaged homes

TODAY! WIN A FREE GLASS TOP TO GLASS



GOV CUOMO  
OCEAN BREEZE  
NEEDS YOUR  
BUY OUT !!!



Gov. Cuomo,

Desperate...

Will work for buyout.

Crescent Beach Buyout Committee



GOV. CUOMO  
BRING THE SUN BACK TO  
SUNNYVALE VILLAGE  
BUY OUT

GOV. CUOMO  
**BUYOUT**  
SOUTH BEACH - PLEASE

GOV CUOMO  
PLEASE HELP US =  
**BUY US**  
**OUT**  
SOUTH BEACH

NO WAY OUT - RED BROKE  
NEED A  
**BUYOUT**  
SOUTH BEACH

GOV CUOMO  
SENIOR SICK  
NO WAY OUT - RED BROKE  
**BUY ME**  
**OUT** PLEASE  
SOUTH BEACH



Gov. Cuomo  
"Mother Nature WANTS  
Her LAND BACK."  
BUY US OUT  
AND Give it BACK



# What Happened: Inundation



Mayor Bloomberg: "As New Yorkers, we cannot and *will* not abandon our waterfront... We must protect it, not retreat from it."





# Buyouts vs. acquisitions

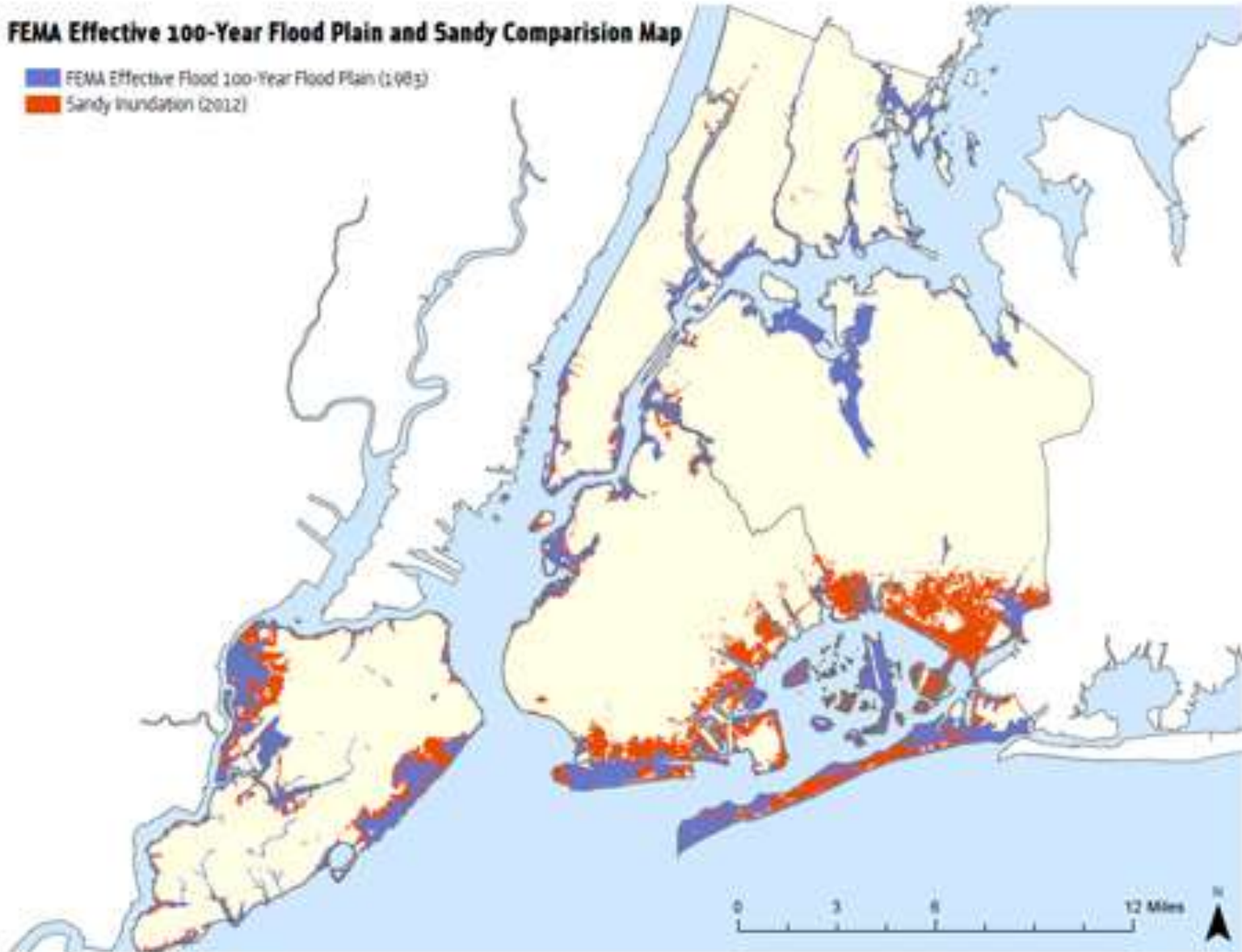






### FEMA Effective 100-Year Flood Plain and Sandy Comparison Map

- FEMA Effective Flood 100-Year Flood Plain (1983)
- Sandy Inundation (2012)



FEMA / NYC Special Initiative for Rebuilding and Resiliency





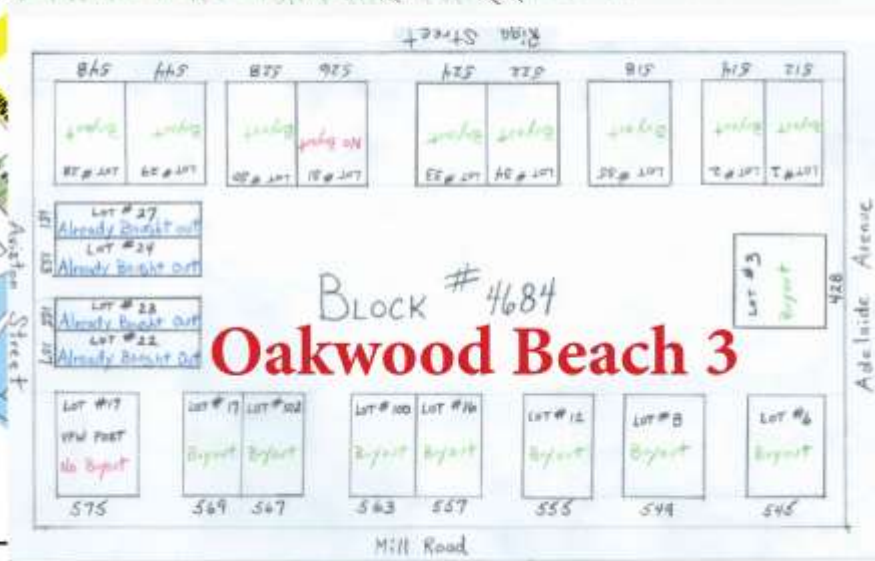
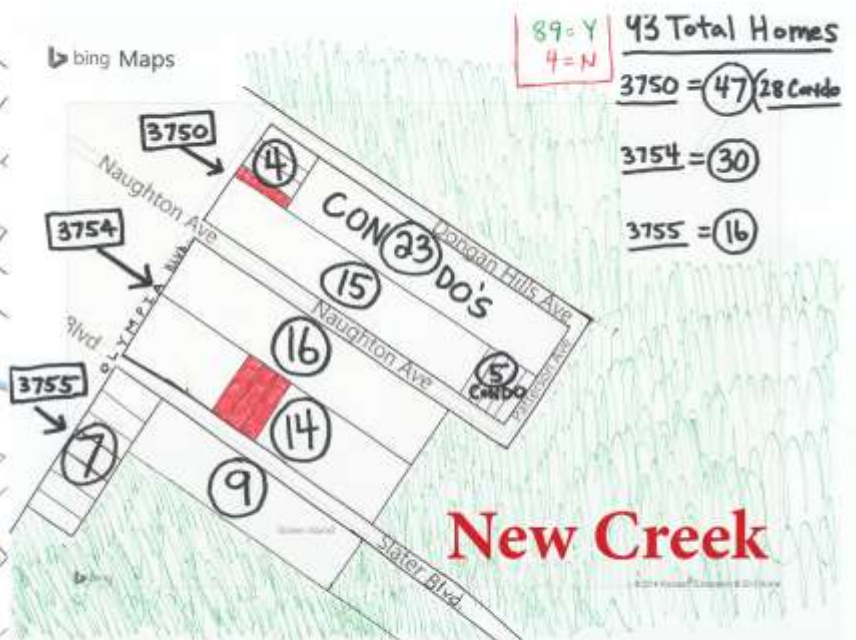
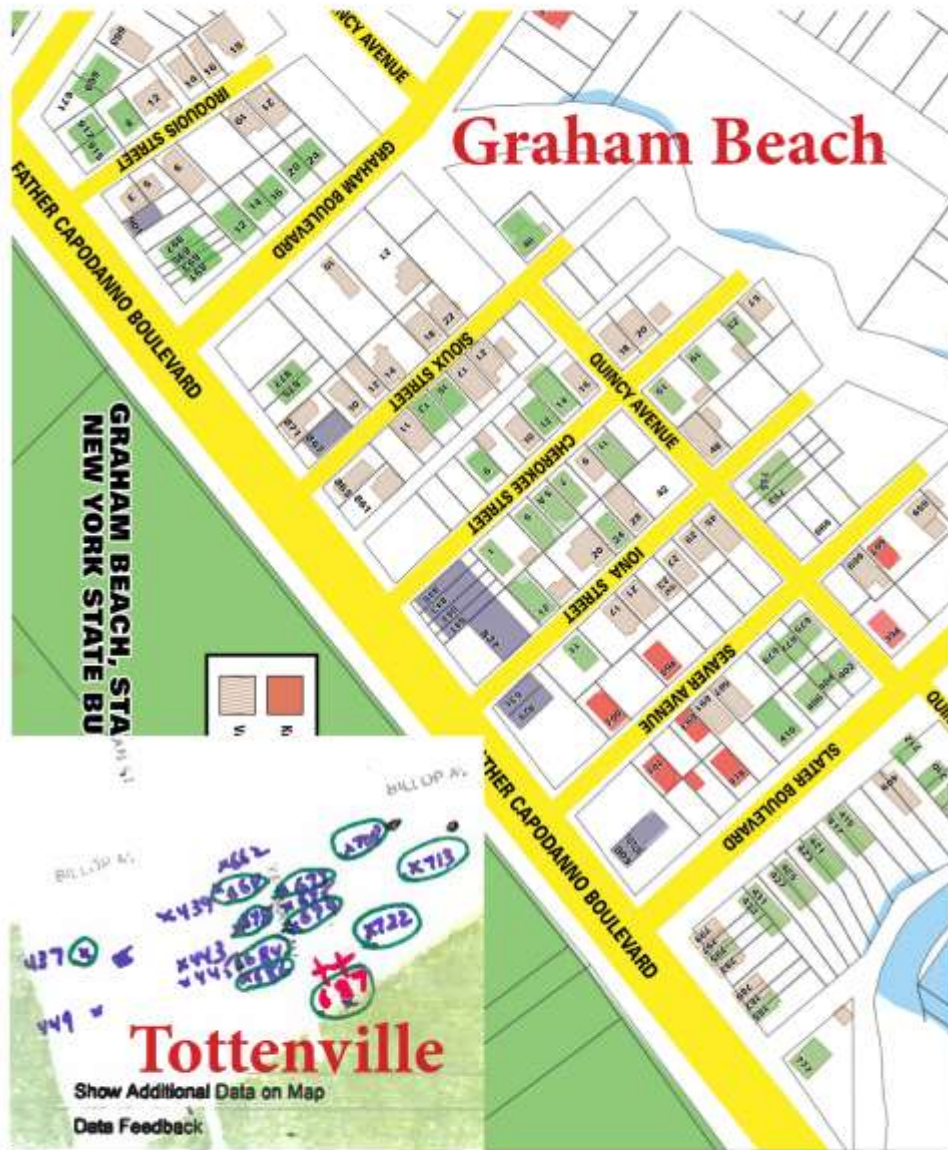






← water line







# What Happened: Inundation











Richmond Poster

# Move over to Greenbrook.



Larwin's  
**Greenbrook, Staten Island.**



# \$100 million and counting for Staten Island buy-out program



## ALL AROUND STATEN ISLAND



- [Staten Island Advance Obituaries](#)
- [Guide to Staten Island](#)
- [Food & Dining](#)

# Resettling the First American ‘Climate Refugees’

By CORAL DAVENPORT and CAMPBELL ROBERTSON

ISLE DE JEAN CHARLES, La. —





